



City of Kingsburg

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AGENDA

KINGSBURG CITY COUNCIL

And

PLANNING COMMISSION

WORKSHOP

AUGUST 16, 2016
6:00 P.M.
KINGSBURG CITY COUNCIL CHAMBER
1401 DRAPER STREET

6:00 P.M. KINGSBURG CITY COUNCIL AND PLANNING COMMISSION WORKSHOP

- I. Call to order and roll call –**
- II. Public Comments –** Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.
- III. Landscaped Pedestrian Corridors for New Developments and Design Standards for Small Lot Developments -** Presentation by Commissioner Kruper
- IV. North Kingsburg Specific Plan Standards-** Discussion led by City Manager Alex Henderson and Planning Consultant Holly Owen
 - a. Development of Plan Lines
- IV. Adjourn Kingsburg City Council and the Planning Commission**

Any writings or documents provided to a majority of the Kingsburg City Council regarding any item on the agenda will be made available for public inspection in the City Clerks office located at 1401 Draper Street during normal business hours.

North Kingsburg Specific Plan Items For Discussion

I. **Items of Objectivity (staff provided): Staff believes these items are requirements, not subject to interpretation. (list is not all-inclusive, but addresses some key standards)**

1. Page V-4: Street trees are required along all types of streets. They are to be planted between the sidewalks and curb (parkway area).
 - **Impact:** Helps address visual concerns and buffer zones. Also addresses grade change at driveways
2. Pedestrian Corridor Trail system: The City has a master plan that outlines how these areas will connect. Developers are required to build their portion for neighborhood inter-connectivity.
3. Page V-12: Siting buildings with varying setbacks (figure V-11). Tract housing characteristics are prohibited. There are examples given for lot configurations and requirement of both one and two story homes.
4. V-15: Minimum of one-third of the homes shall have porches. Houses on corner lots shall have wrap-around porches.

II. **Potential Issues of Subjectivity (staff provided): Staff believes these items are open for interpretation and may need direction**

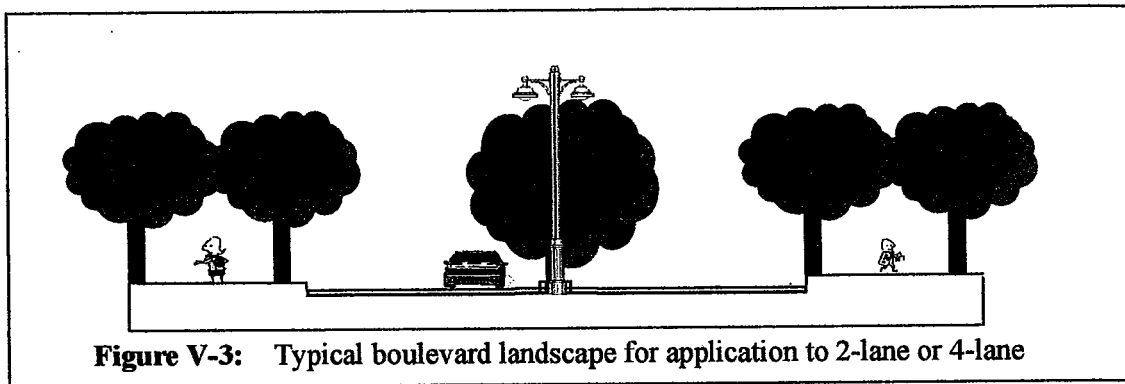
1. Page V-1: Design concepts will be amended from time to time based upon innovation or changing context of development
 - **Impact:** Has the potential to determine how individual projects are viewed in terms of market conditions. Also may NOT require amendment to the NKSP
2. Page V-17: Housing density can be reduced below 7,000 sq. ft. lots to meet landscape amenities (pathways, parks, etc.) by up to 15%
 - **Impact:** Allows a developer to increase lot size and density, but leaves open for interpretation if all lots can be reduced below 7,000, as well as they type/style of public amenities that will be considered to allow for the reduction.
3. Page V-17: Developer can substitute alleyways as long as waste receptacles are stored in a designated (aesthetically approved) location when not in use.
 - **Impact:** Again, some subjectivity over the cumulative effect of smaller lot size, no alleys and the aesthetic nature of the neighborhoods.

Alleyways: No firm guidance from NKSP or plan regarding alleys. Nearly every developer requests no alleys for the purposes of cost, lot size, etc.

III. **Items of Discussion (from PC/Council input)**

1. Density Bonus – if we want to consider small lot residential developments in the NKSP, I'd like to discuss the option of allowing the density bonus for homes that meet the green building standard (i.e., solar, low water use, recycled water, increased insulation). An example is Granville's eco-friendly homes <http://www.gvhomes.com/eco-smart/>.
 - **Staff response:** This could be something we could incorporate into the competitive allocation process. The only drawback is that allocation applications are not at the 100% design phase during this request. Perhaps a "trade-off" option for those wishing to increase density.

2. Parks/Alleys – If a developer wants to construct a small lot development and not include alleys in their design, I'd like to discuss requiring the development to include park space in the design.
 - **Staff response:** There is some existing language that still leaves some subjectivity with regards to what constitutes a park (size, equipment, etc.)
3. Sidewalks – requiring 5-foot sidewalks instead of 4-foot sidewalks. Also, requiring sidewalks to be set back further from the street to remove driveway slopes from the sidewalk.
 - **Staff response:** The City's current standard requirement is 5 foot wide sidewalks (ADA minimum is 4 feet). Language existing from page V-4 in the NKSP calls for street trees to be planted on all streets in NKSP developments. These would be located in the parkway area between curb and sidewalk – this would address the issue of grade change at the driveways.



Street tree plantings are required along every type of street, whether arterial, collector, or minor in function. Street tree planting has been a requirement of the City for all residential and non residential areas, with tree selection and planting based on a master tree list and use of root barriers.

For North Kingsburg, a consistent pattern and species of trees will be required for each street, to be determined at the time of tentative subdivision map approval. In creating the street tree plan, only one species shall be used per neighborhood or combination of 3-5 blocks in order to enhance the structure of a neighborhood's character. Trees shall be placed in a single row centrally located within the parkway between the sidewalk and curb. Where a parkway has been eliminated as on a cul-de-sac or loop-out street section, the street tree may be shifted onto the adjacent residential lots. For medians and parkways, automatic



Figure V-4: Village streets framed by canopy trees and curb separated sidewalks.



Figure V-5: Street trees grace a minor street parkway and sidewalk

irrigation systems will be required. Illustrations of a canopy street tree pattern and shade effects on a sidewalk separated from the curb are shown in Figures V-4 and V-5.

accordance with the recommendations of the landscape architect, engineer, agronomist, or other qualified professional conducting the tests.

All landscaped areas open to the public shall be provided with automatically controlled water-conserving irrigation systems.

Landscape maintenance programs and procedures which enhance the lasting quality of public and private areas and rights-of-way shall be included in project Conditions, Covenants and Restrictions recorded with Fresno County. One or more landscape and lighting districts shall be created to guarantee project maintenance.

8. *Community Facilities*

Uses categorized as community facilities are envisioned to provide the architectural and open space focal points and people gathering places for North Kingsburg. Such facilities include schools, parks and specialized recreation areas and facilities. The architectural design of buildings housing community facilities shall reflect the prevailing "Swedish Village" theme adopted by the City.

All community facilities shall have a plaza, "front porch" or other gathering place. Deep building overhangs, arbors, trellises and free-standing shade structures should be used to provide shade for activity spaces.

9. *Other Open Space*

Other public open space, including drainage basins and communal swimming pool facilities, shall be landscaped and maintained with concern for quality and amenity as is provided for other publicly landscaped areas and facilities.

DEVELOPMENT STANDARDS FOR LOW DENSITY RESIDENTIAL AREAS

The following standards apply to Low Density single family detached or attached housing within residential planned unit developments (PUDs) which are required for all Low Density housing areas within North Kingsburg. Lots between 7,000 and 10,000 square feet will account for the majority of North Kingsburg's residential product type, with about one-fourth of lots exceeding 10,000 square feet.

Siting Criteria

It is important that every residential project create a streetscape that provides visual quality and variety. This can be achieved by siting buildings with varying setbacks; providing differentiation in garage locations relative to the street and alley; reversing plans so that garages and entries are adjacent to each other; greatly limiting the number of houses within a given block where the garage opening is substantially closer to the front property line than the house; providing relief with porches or other single-story elements along the street; and allowing fenced front yard patios and landscaped areas. Some examples of siting arrangements are shown on Figure V-11 and on following pages.

- Front-facing three-car garages are discouraged. If this option occurs, at least one garage door must be set back a minimum of three feet from the other two garage doors.
- Driveways shall be varied in width as appropriate to the site plan.
- Utilize roll-up garage door.
- Driveways should alternate along the street as much as possible.
- Hollywood driveways that permit turf or other low groundcovers to be planted within the center of the driveway are strongly encouraged for long or very wide driveways.

4. *Corner Lots*

The garage and driveway are to be placed along the interior side yard, at the rear of the street side yard, or with access from the alley.

The alternative of providing a side street garage entry provides many benefits. It permits not having a garage along the front facade of the house, allowing the front facade to be more interesting and increasing the landscaped area of the front yard. Alley and side street access is typical of traditional neighborhood design common prior to World War II and which more recently has become a part of a renaissance in traditional neighborhood design in American cities.

This option for corner lots provides adequate on-street parking along both the front yard and side yard for resident and guest parking. Limiting the driveway to eight feet in length prevents the resident from parking in the driveway, and preserves a more useable and pleasant rear yard.

5. *Porches and Decks*

As discussed above under Massing, porches can be used as single-story elements of the street elevations if they are incorporated into the roof lines and architecture. Because of this, corner lots are encouraged to include a wrap-around porch. The following standards shall apply:

- A minimum of one-third of the houses in a given block shall have porches.
- Porches and decks shall be designed to reflect the appropriate scale and detail for the architectural style involved.
- Porches must extend along a minimum of 50 percent of the facade, with a minimum depth of five feet.
- At least two house plans of a project must have a porch option that can be converted to a wrap-around corner treatment. Where a corner lot is wide enough to accommodate a wrap-around porch, a minimum of 50 percent of single-family corner lots in a project shall have wrap-around porches.

PART V

COMMUNITY DESIGN STANDARDS FOR THE NORTH KINGSBURG RESIDENTIAL VILLAGE

INTRODUCTION

This Part provides direction about the desired form and character of development for the North Kingsburg (NK) Residential Village. Components include overall design objectives, scope and purpose, guidelines for major public elements such as streets and parks, design guidelines, and development standards for various types of residential land use and residential tree planting guidelines.

OVERALL DESIGN OBJECTIVES

The character of residential expansion in North Kingsburg will enhance the visual quality of the City and the visual experience of those residing or visiting the NK planning area. This will be achieved by land use and circulation proposals, and by the design, development and maintenance standards included as part of the Specific Plan and future project proposals.

The design and construction of the landscape and architectural elements of the NK Residential Village will be undertaken in consideration of the following objectives:

- Design lively cores for education, recreation and other community facilities and activities that are readily accessible to nearby residents.
- Create signature landscape features, including pedestrian and recreation corridors, parkways and waterways that define an attractive image as well as knit land uses of the Village together.
- Create a safe, efficient and pleasant circulation system for all modes of ground transportation.
- Establish distinctive gateways to welcome visitors to North Kingsburg and the community as a whole.

SCOPE AND PURPOSE OF DESIGN GUIDELINES

Given the 20-25 year time frame for residential build-out in North Kingsburg, it is to be understood that the design concepts presented in Part V will likely be amended from time to time based on innovation or the changing context of development. It is also likely that new ideas or technology may lead to projects with superior design features that do not conform to these guidelines. In such event, those projects shall receive fair consideration by the City and shall not necessitate amendments to this Specific Plan if it can be demonstrated that the intent of this Plan is achieved. The Kingsburg Zoning Ordinance shall prevail for any design topic not addressed by these gridlines.

- Any combinations of uses permitted in any RA, R or RM district as a permitted use, a use subject to administrative approval, or a conditional use may be included in a PUD located in an RA, R or RM District.
- In any R District, a PUD shall include housing for Very Low and Low income households as required by the Planning Commission. The locations of such housing shall be located throughout the PUD so as not to be concentrated in a single area.
- The requirements of sub-section 1.b., above, may be met by constructing a duplex or "duet" housing unit on corner lots where each unit and attendant garage faces a separate street and where the structure is designed to appear as one house.

2. ***Standards***

- In any R zoning district, the average housing density per net acre may be increased up to 15 percent above that specified by the General Plan as an incentive to provide landscaped amenities such as pedestrian corridors and connectors for the benefit of local residents. This may be accomplished by reducing lot size below 7,000 square feet.
- In any R zoning district, an equivalent area in landscaped pedestrian corridors or other type of recreation open space may be substituted for alleys, except where alleys are required for garage access, provided that waste receptacles are stored within decorative walled or fenced areas.

Lot Design and Arrangement

The discussion and plans on the following pages are intended to illustrate typical lot design and building placements. They are not intended to be exhaustive, however, and other building placements may be acceptable, subject to review and approval by the Planning Commission.

It is important to understand that variation from standard lot and block arrangements that have prevailed in Kingsburg over the past 50 years have emphasized yard setbacks that favor the view of houses from the street rather than to maximize the view and use of yard areas for the benefit of the homeowner and occupant. While "conventional" arrangements will still be used in North Kingsburg, they are not to be rigidly repeated throughout all neighborhoods. Innovation in design and the provision of amenities cannot be demanded if all of the same old standards are to also prevail. Thus, examples are provided which would:

- Require access from 20-foot alleys along arterial streets as an alternative to back-on design;
- Eliminate alleys in favor of landscaped pedestrian corridors that are aligned separately from streets;
- Reduce single-family lot size as an incentive to providing amenities such as neighborhood entries, waterways and open space corridors not currently available in subdivisions; and